

# DRAFT FINAL ENVIRONMENTAL IMPACT REPORT

## MONTECITO RANCH

SP01-001; VTM 5250RPL6; P04-045; P09-023; GPA 04-013; R04-022;  
STP 08-019; ER 09-013; Log No. 01-09-013; SCH No. 2002021132

*Lead Agency:*

COUNTY OF SAN DIEGO  
DEPARTMENT OF PLANNING AND LAND USE  
5201 Ruffin Road, Suite B  
San Diego, California 92123

APRIL 2010

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## **DRAFT FINAL ENVIRONMENTAL IMPACT REPORT INFORMATION FOR THE READER**

This document consists of the Draft Final Environmental Impact Report (EIR) for the Montecito Ranch Project (Proposed Project or Project). The Final EIR text is preceded by the List of Persons, Organizations, and Public Agencies that Commented on the Draft EIR; Comments and Responses; and the Statement of Location and Custodian of Documents.

Since circulation of the Draft EIR of the Proposed Project and associated technical reports, there have been some changes in Project description.

The Draft EIR indicated that a 10.6-acre future school site would be located off of future Montecito Ranch Road in the vicinity of the proposed parks and wastewater reclamation facility. At this time, this use is being eliminated from the Final EIR. Any graphic or text references to the future school site should be ignored by the reader. Upon Project approval, the future school site will be excluded from the Project and placed into open space.

The Fire Protection Plan for the Project (RC Biological Consulting, Inc. 2009; Appendix P) has been revised since public circulation based on requests from the Ramona Fire District. The Fire Protection Plan now incorporates a larger fuel modification zone along the northeastern portion of the Proposed Project development area, allowing for a 100- to 150-foot setback, instead of the 100-foot setback previously proposed. The modified impact footprint is reflected in the Final EIR on revised Figures 1-6 through 1-9 and on Page 1-11.

Also since circulation of the Draft EIR, there has been a change in approach to potential future alignments of SA 330 south of Montecito Road. In the Draft EIR, this section of the Circulation Element (CE) road was addressed in two formats within Chapter 5.0, Alternatives (Section 5.8.6). The alignment joined a Project-proposed realignment of SA 330 north of Montecito Road and westerly of the alignment shown in the adopted CE. As detailed in the Draft EIR, this alternative was eliminated from detailed consideration under the Proposed Project due to lack of substantial reduction in significant impacts associated with the Proposed Project. Although not serving as a Project alternative, the Draft EIR also included detailed impact information in order to provide public circulation of relevant environmental effects should the County move forward at a later date with implementation of the roadway. Based on agency coordination regarding comments received from the Ramona Airport following close of public review, the proposed realignment of SA 330 south of Montecito Road has been eliminated from further consideration at this time. As a result, all data related to alternative analysis of the portion of SA 330 south of Montecito Road have been deleted from the Final EIR. The deletion of this information does not affect analysis of the Proposed Project because the SA 330 alternative was not recommended as potentially viable for the Board of Supervisors to consider with regard to Proposed Project approval or denial.

In addition, miscellaneous editorial or clarification text has been provided in this Final EIR. Substantive clarification is related to: global climate change, water supply and sheriff's services. Climate change modifications in Subchapter 2.2 include updates to state goals and discussion of the California Air Pollution Control Officers Association (CAPCOA) thresholds. The sheriff's information in Section 4.1.8 of Subchapter 4.1 updates discussion related to service levels and staffing as provided in a September 24, 2009 letter (Mays pers. comm.). The water supply changes (Section 4.1.5 of

Subchapter 4.1) update the state of regulations applicable to the Project through September 2009. A consistent editorial revision included deletion of the heading “Effects Found Not to be Significant” within Chapters 2.0 and 3.0. Duplicative text under this heading also was deleted; other impact discussion related to less than significant impact findings was incorporated into the “Analysis of Project Effects and Determination as to Significance” within each subchapter. None of these revisions results in substantial changes to analyses as publicly circulated, and none of them results in any change to CEQA significance findings (the reader is also referred to the November 2009 Recirculation Findings for the Proposed Project).

Each of the above-cited and additional specific revisions are now included as part of the public record and will be before the Board of Supervisors during their consideration of the Project.